



**Chantries  
& Pewleys**



**Smithwood Avenue**  
Cranleigh





INTRODUCING

# Delta Copse

3 SMITHWOOD AVENUE,  
CRANLEIGH, GU6 8PS

*A beautifully designed family home that blends contemporary style with everyday comfort. The house is centred around light and space, with a striking vaulted reception room and flexible open-plan living areas that are perfect for both entertaining and family life. Large windows and doors frame views over the surrounding fields, creating a constant connection with the outdoors, while the generous garden offers plenty of space to relax, play and entertain. Just moments from Cranleigh village, this is a home that balances rural tranquillity with modern convenience.*



**COUNTRYSIDE VIEWS**



**EXCELLENT OPEN PLAN LIVING SPACE**



**5 BEDROOMS**



**3 BATHROOMS**



**UTILITY ROOM & SEPARATE BOOT ROOM**

**Tenure: Freehold**  
**Council Tax Band: F**  
**EPC: C**



















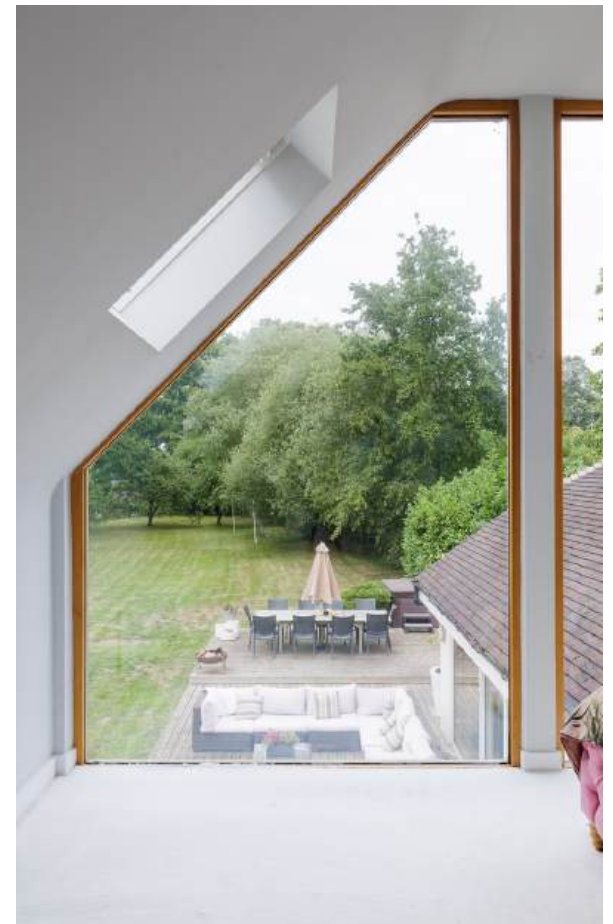






























**Approximate Gross Internal Area 3218 sq ft - 299 sq m  
(Excluding Outbuilding)**

Ground Floor Area 2109 sq ft – 196 sq m

First Floor Area 1109 sq ft – 103 sq m

Outbuilding Area 382 sq ft – 35 sq m







01483 347888  
Cranleigh@chantriesandpewleys.com  
Brittania House, 133 High Street, Cranleigh, Surrey GU6 8AU